

Toward Sustainable, Inclusive & Inspiring
FACILITIES

Feature on
CAPITAL PLANNING

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IMPROVING OPERATIONS



Jeff Angiel

Associate Vice Chancellor & Executive Director
of Facilities & Services

Facilities & Services has the enormous responsibility to serve as the stewards of this renowned university’s lands, facilities, and infrastructure. We often marvel at the architectural significance and beauty of many of our campus buildings and grounds but seldom think about how we became the campus we are today, and how careful planning and precise project execution can improve campus life and create a lasting legacy. Our Capital Programs, Planning, Engineering and Construction Services are at the core of those efforts, building new buildings, renovating existing buildings, improving outdoor spaces, providing transportation routes, critical utility services, pedestrian and bike paths, parking and so much more.

Our F&S website houses a library of historical construction project information as well as a list of our current efforts. Search “Summer Construction” on our website <https://fs.illinois.edu/> to learn more about the projects that have shaped our campus. Constructing facilities on a state-owned university campus can be a tricky and convoluted endeavor, but our team of subject matter experts are skilled at navigating the complicated set of system rules and requirements and are getting the job done.

Personally, I find the most exciting projects we work on are renovations to our historically significant structures. I’m fascinated by and feel privileged to be a part of the restoration project to return Altgeld Hall to its original 1896 prominence. Blending current programmatic uses and modern technological innovations, while maintaining the original design style, materials, and a sense of place ensures we pay respect to our past and have an eye for the future.

Our ultimate goal is to create spaces and make places that serve our community needs and create a sense of connection to the physical world without sacrificing or hampering our future sustainability. We ensure the facilities are created to meet the standards this university has embraced, with a Total Cost of Ownership (TCO) mindset, and to be responsible users of energy and materials so that our environment is positioned to be protected for the next generation. These standards are often criticized because they conflict with current societal pressures to build quick and cheap. We pledge to continue to advocate for the best long-term solutions while understanding the bigger picture and adjust to evolve as we learn and grow.

One of the many ways F&S is improving our operations is by expanding the use and capabilities of our cost-effective in-house construction delivery teams. We’ve had excellent results growing our Roofers Shop’s capabilities and are now expanding on that success in other trade disciplines to meet the growing needs of our campus partners.

We have a lot of work to do to provide the care and attention that our campus infrastructure deserves. I invite all of our campus community members to see how far we’ve come, join our efforts, and maybe most importantly, provide us feedback on how we can better serve them.

Sincerely,

Jeffrey Angiel

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THE FUTURE OF BUILDING GIFTS?

A new Illinois Extension building is guaranteed to extend its life, because of a special “endowment for maintenance.”

The Doris Kelley Christopher Illinois Extension Center (DKC), to be located in the Arboretum just east of Lincoln Ave., is a fully donor-funded project, named in honor of the alumnus of “Pampered Chef” fame.

DKC will “serve as the future home of Illinois Extension, uniting six state Extension offices currently on campus into one vibrant, welcoming space,” according to the College of ACES.

This center will serve as the gathering space where statewide Extension (outreach in all 102 Illinois counties) and 4-H efforts come together. To truly serve all its stakeholders and building users, this needs to be a center that is cared for to show all in Illinois the capabilities of Extension. To address this, Christopher herself set aside \$5M of her generous \$45M gift for future building maintenance.

F&S Senior Project Manager Joe Villanti said this type of gift is “very unique.”

“Already, 10 to 15 years from now, DKC will have the ability to, for example, update the roof. Maybe you need to replace cooling towers over time. It’s akin to a special fund when you’re in an HOA or condo association—something like a ‘special assessment.’ This endowment should allow Extension to do those things that are more than just day to day operational updates,” Villanti said. “Hopefully, this would only be needed after more than 20 years; you put that money in an interest-bearing account, it’ll grow over that time. It’s really exciting in that regard.”



SUMMER CONSTRUCTION

The Urbana campus will feature plenty of construction projects this summer.

New buildings, maintenance, and upgrades to campus facilities are vital to meeting the university's strategic goals. With most of the student body away for the summer, a lot happens: classroom and laboratory modernizations, roof replacements, accessibility improvements, life-safety advancements, restroom enhancements, infrastructure revitalization, and utilities renewal in support of energy production, distribution, and conservation efforts.

Here are a few:

1. Frederick Seitz Materials Research Laboratory

This project focuses on essential plumbing upgrades within MRL. The scope includes a thorough reassessment of the current piping conditions, followed by the replacement of all lab-vent and lab-waste piping—basically, all the plumbing there that takes away potentially dangerous or noxious chemical smoke and particulate matter. If you're a researcher there, you can breathe easier knowing your workspace will more efficiently and effectively remove hazardous materials.

2. Leah Fullenwider Trelease Hall & Richard J. Oglesby Hall (Florida Avenue Residence Halls)

The southeast corner of Trelease Hall, one of the FAR Halls in Urbana, has seen water infiltration into residential rooms. This project is the result of a condition assessment on the exterior wall system and its components to determine the sources of infiltration, and the overall watertightness of the façade. This comprehensive project, scheduled for summer 2025, focuses on critical exterior elements, including extensive repairs to masonry and concrete, replacement of sealants around windows and façade components, and upgrades to flashing systems, enhancing the long-term integrity and performance of both buildings' envelopes.

3. Japan House Ogura-Sato Annex

This addition and selective remodeling will allow Japan House to continue to fulfill its stated mission and strengthen relationships with key constituents: students, donors and collaborators. Expanded programming and a fully accessible tea room will enable Japan House to not only fulfill its current mission but to become a true destination for the study of tea and other Japanese traditional arts. The single-story Annex addition to the Japan House will build off to the southwest and will be in harmony with its surroundings within the greater arboretum region of campus.

4. Gregory Hall

The project involves transforming Rooms 1, 2, and 3 into a 1,400-square foot multipurpose, technology-enhanced classroom. This remodel will consolidate two small classrooms and a faculty office into a single space, accommodating larger groups and integrating advanced technology. The project includes mechanical adjustments, flexible furniture, movable dividers, and state-of-the-art audiovisual equipment. Additionally, the ground-level corridors will be refreshed with new flooring, lighting, paint, and safety-compliant doors.

50+ Projects:

- Illini Union—Roof Replacement
- Loomis Laboratory—Elevator Modernizations
- Beckman Institute for Advanced Science and Technology—Laboratory Remodels, Café Renovation, Roof Replacement
- H. E. Kenney Gymnasium and Gym Annex—Electrical Upgrades
- English Building—Heat Pump Replacement
- Noyes Laboratory—Career Services Room 105 Remodel, Elevator Modernizations
- Turner Hall—Substation Replacement
- National Petascale Supercomputing Facility—Infrastructure Upgrades
- Willard Airport—TSA Checkpoint Relocation

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ILLINI HALL GROUNDBREAKING

A ground-breaking ceremony was held near the construction site at the corner of John St. and Wright St., the soon-to-be home of the next Illini Hall. The previous building there was demolished in 2023, the former home of the University YMCA, Daily Illini, and memories of thousands of alumni.

More than 100 attendees came to the event, including University of Illinois System President Tim Killeen, Chancellor Robert Jones, and members of the Board of Trustees. Venetria Patton, Dean of the College of LAS, Jones, and Capital Development Board Construction Administrator Tim Patrick spoke to the crowd.

“Today’s groundbreaking is the result of the vision, dedication, and hard work of many people, some of whom have been engaged in thinking about, planning, and shepherding this project for years,” said Patton. “To everyone who has contributed to making this dream a reality, including our generous donors, I want to offer my heartfelt gratitude. The new facility that will soon begin to rise just across the street will benefit thousands of Illinois faculty and students, and will empower them to make an amazing impact on our campus, our communities, our state, and our world.”

The replacement of Illini Hall will provide a new world-class facility for mathematics and statistics departments. The building program will include an innovative data science center to connect the university’s data scientists with business, industry, and the community. This building will also provide administrative office and

support spaces, multi-purpose gathering areas, and classrooms.

Said Jones: “When this building is complete, it will stand as a tangible example of what’s possible when we stay true to our mission, and we stay committed to our goals and objectives, and when we continue the process of working seamlessly together, as members of this vital community. It is at the center of our land grant mission to provide very real, very impactful public benefits here for the citizens of the state of Illinois and beyond.”

This new building shall be minimum LEED Silver certified. The decommissioning and removal of Illini Hall was completed in 2023.



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Check out more here.

or Go To:
<https://las.illinois.edu/giving/altgeldillini>

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ILLUMINATING THE WAY

A few Summer Construction projects will help those getting around on bicycles, as pedestrians, or through mass transit.

Kirby between Neil + First

Thousands make the trek to Champaign on Saturdays in the fall, and for many other events held at Memorial Stadium and State Farm Center. And many make the walk from homes, hotels, restaurants, and businesses near the intersection of Kirby Ave. and Neil St. After some Summer Construction, pedestrians will continue enjoying a clear, safe journey home.

New pedestrian streetlamps will be installed between Neil St. and First St. on both sides of Kirby Ave.

Oak St. Crosswalk

Another important addition, nearby the lights on Kirby: a new crosswalk will be installed to more directly connect from the Garage & Car Pool facility to Lot E14, along with a complete street layout, that incorporates bike lanes bike lanes and a road diet that changes to one-lane, two-way travel. This will be done through the addition of a two-way left-turn lane down the center of Oak St. between the intersections with Kirby Ave. and Saint Mary's Rd.

This addition is expected to aid F&S staff and others who regularly go between the two parking

lots and easily cross to the MTD stops on each side of Oak St.

Illini Grove Lit Paths

This wooded Campus Recreation oasis near Lincoln Ave. and Pennsylvania Ave. in Urbana offers a small piece of a forest but now with updated lighting along walking paths there. Eight light poles have been replaced with new bases, poles, and fixtures that match the campus standard.

Amenities there include a basketball court, sand volleyball court, log pavilion, eight picnic sites, and nine tennis courts.

This location supports users coming and going to other Campus recreational facilities, fraternity and sorority housing, and the McKinley Health Center.



WINNER, WINNER

The Energy Conservation Incentive Program (ECIP) is an awards program for those who adjust their actions and tune building utilities to use less power, heating, and electricity. In the end, any savings they can generate are good for the greater community, other facilities, and the university at large.

Two categories of winners include: occupant action and energy advancement. Occupant action includes things building users do themselves, like turning off lights. Energy advancement includes improvements to the building itself, like optimizing the HVAC system. Two new categories were also honored this year, one called "Every little bit adds up to make a big difference" and one named "Keeps on Giving."

"Some of these are for smaller buildings that show a huge improvement," said Paul Foote, F&S energy efficiency and conservation specialist and program

manager for ECIP. "The key thing here is, shut your lights off, turn your bench off, turn it down. Sometimes it's hard to see when a building uses a lot per year in energy, what happens if you have those same actions in a smaller place. What these show is that there's huge reductions when you do these things. It is visible when you dial it in. So we wanted to acknowledge them for being great stewards."

And an off-menu item to consider: the unofficial 'keeps on giving' category is really the backbone to the program, a goal of which is to show extended savings over the course of many years, typically as a result of large-scale changes made to building utility systems or efficient computer-scheduled programming.

The Stock Pavilion, for example, showed an improvement percentage of 28.86% in 2023, and saved another 41% this year. In 2022, the ACES Library improved 46%, saved another 20% last year and 9.1% this year.

"They have reductions in percentages in each of the recent years," said Foote. "It's the result of residual work of past projects showing up later. I think it's noteworthy to say we're doing this for the long-haul, it's not once and done."

Occupant Action

1 st	Wassaja Hall
2 nd	Illini Union Bookstore
3 rd	1207 W. Oregon, Urbana
4 th	Central Receiving Building
Honorable Mention	Foellinger Auditorium

Energy Advancement

1 st	Temple Hoyne Buell Hall
2 nd	Robert A. Evers Laboratory
3 rd	Sidney Lu Mechanical Engineering Building
4 th	Animal Sciences Laboratory
Honorable Mention	Campus Instructional Facility

"The key thing is here, shut your lights off, turn your bench off, turn it down. Sometimes it's hard to see when a building uses a lot per year in energy, what happens if you have those same actions in a smaller place. What these show is that there's huge reductions when you do these things. It is visible when you dial it in. So we wanted to acknowledge them for being *great stewards*."

Every little bit adds up to make a difference

Fruit Research Farm Equipment Building

Pollinarium

Veterinarian Research Swine Finishing Building

South Farms Manure Shed

The President's House

Keeps on Giving

Stock Pavilion

Illinois Sustainable Technology Center

Children's Research Center

Grainger Library

ACES Library



TEAM MEMBER RECOGNITION

BAINBRIDGE NAMED DIRECTOR OF BMG



Steve Bainbridge was named Director of Building Maintenance & Grounds (BMG), a position in which he helps strengthen relationships with stakeholders across campus for service work and improvements to the physical environment. He has significant facilities management experience, with over 30 years of service in maintenance and construction organizations at the U. of I. and in the private sector.

Steve has also lent his collaborative spirit and energy to many F&S and campus initiatives, such as the Abbott Power Plant biphasic carbon capture project, Technology Services’ wireless expansion projects, and campus lighting conversions to LEDs. In 2020, he was recognized by his peers for his outstanding contributions to the university, receiving

the Chancellor’s Distinguished Staff Award for excellence in civil service performance and promotion of positive morale.

CSEA WINNERS

Sixteen academic professionals and civil service staff members have received the Chancellor’s Staff Excellence Award (CSEA) recognizing exceptional performance at the University of Illinois Urbana-Champaign. Two of those are team members from F&S: Greg Moen, supervisor of building craftspersons, and Mike Larson, associate director of utilities production.

A CSEA committee recommends finalists, who are approved by Illinois Chancellor Robert Jones. Each awardee receives \$1,500 and a commemorative award.

Two campus staff members received awards in each of the eight functional categories.



Mike Larson

Associate director of utilities production Mike Larson provides a considerable amount of time and effort dealing with utility issues so that the campus is not impacted. He is a driving force at F&S and is trusted, reliable and respected by everyone he encounters. He works across department and division lines to create a customer-centric relationship. Larson helps identify opportunities for customers to utilize the services of F&S and helps them lower their cost of utilities to their buildings.



Greg Moen

Greg Moen is a supervisor of building craftspersons at F&S. He is responsible for managing a diverse workforce that maintains campus, a challenging position in which he excels. Moen advocates for educational outreach efforts with a focus on historically underrepresented populations. He regularly works with groups including area high schools, union halls, Parkland College and Education for Employment to educate youth on the opportunities and benefits of working in the trades and at the university. His professionalism, willingness to collaborate and outreach efforts place the university in a good light in the community.

Hall of Fame

F&S provides all physical plant, operational, and essential services for sustaining an environment that fosters the research, teaching, and public engagement activities of the university. This includes a wide variety of efforts and services vital to all on campus and in the community. Welcome to our Hall of Fame.



BUILDING SERVICE WORKERS (BSW)

BSWs perform custodial services in buildings across campus. They clean restrooms, and educational, research, private and public areas. BSWs are also the eyes and ears in campus buildings at all hours, ensuring a safe, clean campus for all. They also help with snow and ice management, turn off lights, and move items like furniture, equipment, and supplies.



<https://go.fs.illinois.edu/BuildingServices>



WATER QUALITY REPORT

Water Quality Reports from the University of Illinois Urbana-Champaign provide information about the source of campus drinking water, contaminant testing, general health precautions, and how calendar year sample results compared to regulatory requirements.



<https://fs.illinois.edu/Water>



ACCESSIBILITY

Illinois has a proud history of implementing changes to benefit those with accessibility needs. Dating back to the post-World War II era, when veterans returned home with debilitating injuries.



<https://go.fs.illinois.edu/Accessibility>



SHOP SPOTLIGHT

When you're an elevator mechanic, you're always testing.

That's what these F&S experts do yearly at every one of the 360 cars, dumbwaiters, and chairlifts on campus.

When testing, elevator mechanics basically want to make sure that governors, locks, brakes, and doors all operate as they should—the car shouldn't go too high or too low, should stop at the right place when called, the doors should open if called, and emergency measures should work if needed.

Some testing is rather basic: just try the 'emergency call' button to see that there's a response and that the responder, with Division of Public Safety, knows where the call is coming from.

Other tests include moving the car up and down the tunnel to see how it acts when certain actions are attempted—like moving a car when there's a door open, for example. In that case, and any others regarding safe operation, the default is to have the car stay in its place until the authorities can respond.

Two types of elevators exist: traction and hydro ("hydraulic"). Traction uses counter weights that pull cables through a pulley system to move the car. These are used in nearly every high-rise building in the world over four or five stories tall. Many on the Urbana campus utilize the hydraulic style, which is for shorter buildings and operate at a lower speed. Hydro elevators refer to the liquid that is run through a motor, which pushes a piston, and the car, up and down.

ELEVATOR MECHANICS



F&S experts test every one of the **360** cars, dumbwaiters, and chairlifts across campus each year.

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